

SNAPSHOT of HOME Program Performance--As of 12/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:			PJs in State: 10				
% of Funds Committed	98.93 %	98.77 %	6	96.48 %	83	71	
% of Funds Disbursed	96.49 %	94.20 %	3	89.00 %	94	86	
Leveraging Ratio for Rental Activities	3.43	3.69	7	4.81	39	38	
% of Completed Rental Disbursements to All Rental Commitments***	99.91 %	95.65 %	3	83.25 %	92	59	
% of Completed CHDO Disbursements to All CHDO Reservations***	76.99 %	78.26 %	6	70.99 %	66	53	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	75.97 %	76.91 %	6	81.75 %	31	27	
% of 0-30% AMI Renters to All Renters***	53.38 %	51.14 %	4	45.84 %	66	63	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.72 %	87.72 %	8	96.12 %	9	10	
Overall Ranking:			In State:	5 / 10	Nationally:	72 66	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,024	\$14,803		\$27,889	2,439 Units	34.00 %	
Homebuyer Unit	\$23,493	\$14,047		\$15,632	1,516 Units	21.10 %	
Homeowner-Rehab Unit	\$19,754	\$16,040		\$21,037	3,229 Units	44.90 %	
TBRA Unit	\$0	\$2,713		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$36,740	\$62,036	\$21,155
State:*	\$66,245	\$75,846	\$17,900
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 0.9 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.07

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	15.6	13.2	22.7	0.0
Black/African American:	64.6	55.8	53.7	0.0
Asian:	0.6	2.3	2.3	0.0
American Indian/Alaska Native:	0.7	0.5	0.3	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.1	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.2	0.5	0.0	0.0
American Indian/Alaska Native and Black:	0.4	0.1	0.0	0.0
Other Multi Racial:	0.2	0.1	0.4	0.0
Asian/Pacific Islander:	0.5	1.2	0.6	0.0

ETHNICITY:

Hispanic	17.2	17.5	19.3	0.0
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HOUSEHOLD SIZE:

1 Person:	32.2	19.1	35.2	0.0
2 Persons:	25.0	18.3	24.4	0.0
3 Persons:	18.4	19.6	14.9	0.0
4 Persons:	13.3	18.5	11.3	0.0
5 Persons:	7.6	7.7	7.4	0.0
6 Persons:	2.4	4.8	3.9	0.0
7 Persons:	0.7	1.7	1.0	0.0
8 or more Persons:	0.4	1.6	1.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	35.1	26.3	22.5	0.0
Elderly:	7.0	7.9	36.1	0.0
Related/Single Parent:	35.8	30.4	17.7	0.0
Related/Two Parent:	14.4	23.2	15.6	0.0
Other:	7.7	3.4	7.5	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	7.5	1.8 [#]
HOME TBRA:	0.0	
Other:	2.5	
No Assistance:	90.0	

of Section 504 Compliant Units / Completed Units Since 2001 20

* The State average includes all local and the State PJs within that state

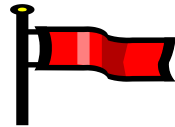
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee State: WI Group Rank: 72
 (Percentile)
 State Rank: 5 / 10 PJs Overall Rank: 66
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	99.91	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	76.99	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	75.97	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	86.72	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0.66	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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